

Fill in this information to identify the case:

Debtor name NP Wildcat TIC 1, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 23-12657-SC

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 13,000,000.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 38,278.54
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 13,038,278.54

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 9,800,000.00
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 274,815.46
4. Total liabilities Lines 2 + 3a + 3b	\$ 10,074,815.46

Fill in this information to identify the case:

Debtor name **NP Wildcat TIC 1, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **23-12657-SC**

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$0.00

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **Infinity Bank**

Small Business Checking

2568

\$50.78

3.2. **Infinity Bank**

Small Business Checking

2550

\$2.59

4. Other cash equivalents (Identify all)

4.1. **None**

\$0.00

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$53.37

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
☒ Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits

Debtor NP Wildcat TIC 1, LLC Case number (If known) 23-12657-SC
Name

Description, including name of holder of deposit

7.1. Security Deposits from tenants (delivered to Trigild IVL under receivership order) \$19,057.00

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**
Description, including name of holder of prepayment

8.1. tbc \$0.00

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$19,057.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 2,199.18 - 0.00 = \$2,199.18
face amount doubtful or uncollectible accounts

11b. Over 90 days old: 1,068.99 - 0.00 = \$1,068.99
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$3,268.17

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

Debtor **NP Wildcat TIC 1, LLC**
Name

Case number (If known) **23-12657-SC**

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Desks and chairs for leasing office	\$0.00	Recent cost	\$95.00
40.	Office fixtures tbc	\$0.00		Unknown
41.	Office equipment, including all computer equipment and communication systems equipment and software Computers, phones, beds, sofas, TVs, tables, chairs, microwaves, pool table, ping pong table, printer, scanner	\$0.00		\$15,805.00

42. **Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$15,900.00

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- ☒ No
☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.

Nature and extent of debtor's interest in property

**Net book value of debtor's interest
(Where available)**

Valuation method used for current value

Current value of debtor's interest

Debtor NP Wildcat TIC 1, LLC Case number (If known) 23-12657-SC
Name

55.1. 1050 E. 8th St., Tenant in \$13,000,000.00 Comparable sale \$13,000,000.00
Tucson, AZ 85719 Common

56. **Total of Part 9.** **\$13,000,000.00**
Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**
☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**
☐ No
☒ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**
Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes Fill in the information below.

**Current value of
debtor's interest**

71. **Notes receivable**
Description (include name of obligor)
72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

Wildcat Lender, LLC

Unknown

Nature of claim	Fraudulent transfer/ violation of automatic stay
Amount requested	\$0.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

Debtor NP Wildcat TIC 1, LLC
Name

Case number (If known) 23-12657-SC

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor **NP Wildcat TIC 1, LLC**
Name

Case number (If known) **23-12657-SC**

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$53.37	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$19,057.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$3,268.17	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$15,900.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$13,000,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$0.00	
91. Total. Add lines 80 through 90 for each column	\$38,278.54	\$13,000,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$13,038,278.54

Fill in this information to identify the case:

Debtor name NP Wildcat TIC 1, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 23-12657-SC

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	Federal Home Loan Mortgage Corp <small>Creditor's Name</small> c/o Jill Perrella, Snell & Wilmer 1 S. Church Ave. Tucson, AZ 85701 <small>Creditor's mailing address</small> jperrella@swlaw.com <small>Creditor's email address, if known</small> Date debt was incurred 06/03/2019 Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Federal Home Loan Mortgage Corp 2. Wildcat Lender LLC	Describe debtor's property that is subject to a lien 1050 E. 8th St., Tucson, AZ 85719 Describe the lien Deed of Trust Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$7,200,000.00	\$13,000,000.00

2.2	Wildcat Lender LLC <small>Creditor's Name</small> c/o Matthew Bouslog 2010 Main St., 8th Floor Irvine, CA 92614 <small>Creditor's mailing address</small> mbouslog@allenmatkins.com <small>Creditor's email address, if known</small> Date debt was incurred 05/23/2019	Describe debtor's property that is subject to a lien 1050 E. 8th St., Tucson, AZ 85719 Describe the lien Deed of Trust Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	\$2,600,000.00	\$13,000,000.00
-----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------	------------------------

Debtor **NP Wildcat TIC 1, LLC**

Name

Case number (if known)

23-12657-SC

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$9,800,000.00

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Allen Matkins Leck Gamble LLP
2010 Main St., 8th Floor
Irvine, CA 92614**

Line **2.2**

Fill in this information to identify the case:

Debtor name **NP Wildcat TIC 1, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **23-12657-SC**

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address Agile Plumbing Sewer + Drain, LLC 1518 S Treat Ave. Tucson, AZ 85713-2111 Date(s) debt was incurred <u>09/29/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,630.00
3.2	Nonpriority creditor's name and mailing address Apartments.com 2563 Collection Center Dr. Chicago, IL 60693 Date(s) debt was incurred <u>03/02/2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,744.72
3.3	Nonpriority creditor's name and mailing address Arizona Dept. of Economic Security PO Box 6028 Mail Drop 5881 Phoenix, AZ 85005-6028 Date(s) debt was incurred <u>05/01/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$26,493.96
3.4	Nonpriority creditor's name and mailing address Arizona Dept. of Security PO Box 6028 Mail Drop 5881 Phoenix, AZ 85005-6028 Date(s) debt was incurred <u>02/21/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$13,950.00

Debtor	NP Wildcat TIC 1, LLC <small>Name</small>	Case number (if known)	23-12657-SC
--------	-----------------------------------------------------	------------------------	--------------------

3.5	Nonpriority creditor's name and mailing address Arizona Multihousing Association 1415 N 7th Ave Phoenix, AZ 85007 Date(s) debt was incurred <u>01/01/2024</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$442.00
3.6	Nonpriority creditor's name and mailing address City of Tucson Utility PO Box 51040 Los Angeles, CA 90051-5340 Date(s) debt was incurred <u>03/27/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$34,797.36
3.7	Nonpriority creditor's name and mailing address Community Controls 2480 S. 3850 W Salt Lake City, UT 84120 Date(s) debt was incurred <u>12/03/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,973.60
3.8	Nonpriority creditor's name and mailing address Conservice, LLC PO Box 4697 Logan, UT 84323 Date(s) debt was incurred <u>12/23/2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,811.38
3.9	Nonpriority creditor's name and mailing address Conservice, LLC (utilities) Attn: Student Housing Funding PO Box 4697 Logan, UT 84323 Date(s) debt was incurred <u>02/08/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$19,663.80
3.10	Nonpriority creditor's name and mailing address Cox Communications PO Box 78071 Phoenix, AZ 85062 Date(s) debt was incurred <u>12/03/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$223.05
3.11	Nonpriority creditor's name and mailing address Distinctive Carpets, Inc 3751 E 43rd PL Tucson, AZ 85713-5403 Date(s) debt was incurred <u>11/01/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,040.10

Debtor	NP Wildcat TIC 1, LLC <small>Name</small>	Case number (if known)	23-12657-SC
--------	-----------------------------------------------------	------------------------	--------------------

3.12	Nonpriority creditor's name and mailing address Entrata PO Box 1055 Lehi, UT 84043 Date(s) debt was incurred <u>08/09/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$970.62
3.13	Nonpriority creditor's name and mailing address Granite Telecommunications, LLC PO Box 983119 Boston, MA 02298 Date(s) debt was incurred <u>12/15/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1.47
3.14	Nonpriority creditor's name and mailing address HD Supply Facilities Maintenance PO Box 509058 San Diego, CA 92150 Date(s) debt was incurred <u>01/08/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,223.46
3.15	Nonpriority creditor's name and mailing address IRIO PO Box 734708 Dallas, TX 75373-4707 Date(s) debt was incurred <u>11/15/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$398.00
3.16	Nonpriority creditor's name and mailing address Kang, Honey Incheon IncheonYeonsuku 105-401 Kumhi APT, Haedogi-ro beong Songdodong South Korea 21996 Date(s) debt was incurred <u>07/27/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,438.47
3.17	Nonpriority creditor's name and mailing address Lowe's Pro Supply 6910 Brasada Drive Houston, TX 77085 Date(s) debt was incurred <u>01/02/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,894.48
3.18	Nonpriority creditor's name and mailing address Lupitas Cleaning Svcs LLC 6605 S. Epire Vista Tucson, AZ 85756 Date(s) debt was incurred <u>09/02/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,900.00

Debtor	NP Wildcat TIC 1, LLC <small>Name</small>	Case number (if known)	23-12657-SC
--------	-----------------------------------------------------	------------------------	--------------------

3.19	Nonpriority creditor's name and mailing address Mi Kasa Cleaning & Maintenance LLC 3661 W Avenida Tucson, AZ 85746-7978 Date(s) debt was incurred <u>09/29/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,090.00
3.20	Nonpriority creditor's name and mailing address Mobile Mini PO Box 7144 Pasadena, CA 91109-7144 Date(s) debt was incurred <u>03/02/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,861.78
3.21	Nonpriority creditor's name and mailing address Monster Signs LLC 1131 W Grant Rd. Ste. 121 Tucson, AZ 85705-5356 Date(s) debt was incurred <u>12/20/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,157.66
3.22	Nonpriority creditor's name and mailing address Nathan Reitan 26 Empire Loop Kalispell Kalispell, MT 59901 Date(s) debt was incurred <u>11/11/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$10.43
3.23	Nonpriority creditor's name and mailing address Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672 Date(s) debt was incurred <u>10/04/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,202.29
3.24	Nonpriority creditor's name and mailing address Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672 Date(s) debt was incurred <u>04/04/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$6,168.22
3.25	Nonpriority creditor's name and mailing address Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672 Date(s) debt was incurred <u>12/01/2021</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$32,219.32

Debtor	NP Wildcat TIC 1, LLC <small>Name</small>	Case number (if known)	23-12657-SC
--------	-----------------------------------------------------	------------------------	--------------------

3.26	Nonpriority creditor's name and mailing address Newmark 3194 Solutions CTR #773194 Chicago, IL 60677-3001 Date(s) debt was incurred <u>03/17/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$62,677.21
3.27	Nonpriority creditor's name and mailing address Pima County Treasurer's Office 240 N Stone Ave Tucson, AZ 85701-1200 Date(s) debt was incurred <u>05/03/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$7,281.04
3.28	Nonpriority creditor's name and mailing address Quadiant, Inc (Parcel Pending) 475 Goddard Ste. 150 Irvine, CA 92618 Date(s) debt was incurred <u>11/1/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$764.50
3.29	Nonpriority creditor's name and mailing address Rain Master 3209 N Geronimo Ave Tucson, AZ 85705-3942 Date(s) debt was incurred <u>05/15/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,880.00
3.30	Nonpriority creditor's name and mailing address Republic Services PO Box 78829 Phoenix, AZ 85062-8829 Date(s) debt was incurred <u>11/15/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$697.97
3.31	Nonpriority creditor's name and mailing address Sorensen Entity Services LLC 1201 N. Orange St. Suite 7704 Wilmington, DE 19801 Date(s) debt was incurred <u>11/23/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$825.00
3.32	Nonpriority creditor's name and mailing address Southwest Gas Corporation PO Box 24531 Oakland, CA 94623-1531 Date(s) debt was incurred <u>07/12/2023</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$7,513.57

Debtor **NP Wildcat TIC 1, LLC** Case number (if known) **23-12657-SC**
Name

3.33 Nonpriority creditor's name and mailing address **Star Glass Company, Inc**
3804 Bissonnet St.
Houston, TX 77055
Date(s) debt was incurred 03/10/2022
Last 4 digits of account number _____
As of the petition filing date, the claim is: Check all that apply. **\$484.37**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

3.34 Nonpriority creditor's name and mailing address **Tucson Electric Power Company**
PO Box 5171
Harlan, IA 51593-0671
Date(s) debt was incurred 09/27/2023
Last 4 digits of account number _____
As of the petition filing date, the claim is: Check all that apply. **\$14,063.58**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

3.35 Nonpriority creditor's name and mailing address **Verizon Wireless**
500 Technology Drive
Sutie 550
Weldon Spring, MO 63304
Date(s) debt was incurred 12/08/2021
Last 4 digits of account number _____
As of the petition filing date, the claim is: Check all that apply. **\$202.05**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

3.36 Nonpriority creditor's name and mailing address **Weras Cleaning Service LLC**
108 W Palmdale
Tucson, AZ 85714-1455
Date(s) debt was incurred 10/17/2022
Last 4 digits of account number _____
As of the petition filing date, the claim is: Check all that apply. **\$120.00**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1 dba Desert Floors/Concepts 3751 E 43rd PL Tucson, AZ 85713-5403	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	\$ <u>0.00</u>
5b. Total claims from Part 2	\$ <u>274,815.46</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ <u>274,815.46</u>

Fill in this information to identify the case:

Debtor name NP Wildcat TIC 1, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 23-12657-SC

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest **Tenants in common agreement**

State the term remaining

List the contract number of any government contract

c/o Nelson Partners LLC
180 Avenida La Pata
San Clemente, CA 92672

2.2. State what the contract or lease is for and the nature of the debtor's interest **Property and asset management services**

State the term remaining

List the contract number of any government contract

Nelson Partners Property Management
180 Avenida La Pata
San Clemente, CA 92672

Fill in this information to identify the case:

Debtor name **NP Wildcat TIC 1, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **23-12657-SC**

☐ Check if this is an amended filing

Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **NP Wildcat TIC 10, LLC**
c/o Nelson Partners LLC
180 Avenida La Pata
San Clemente, CA 92672

Federal Home Loan Mortgage Corp

☒ D **2.1**
☐ E/F _____
☐ G _____

2.2 **NP Wildcat TIC 2, LLC**
c/o Nelson Partners, LLC
180 Avenida La Pata
San Clemente, CA 92672

Federal Home Loan Mortgage Corp

☒ D **2.1**
☐ E/F _____
☐ G _____

2.3 **NP Wildcat TIC 3, LLC**
c/o Nelson Partners, LLC
180 Avenida La Pata
San Clemente, CA 92672

Federal Home Loan Mortgage Corp

☒ D **2.1**
☐ E/F _____
☐ G _____

2.4 **NP Wildcat TIC 4, LLC**
c/o Nelson Partners LLC
180 Avenida La Pata
San Clemente, CA 92672

Federal Home Loan Mortgage Corp

☒ D **2.1**
☐ E/F _____
☐ G _____

Debtor **NP Wildcat TIC 1, LLC**

Case number (if known) **23-12657-SC**

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.5	NP Wildcat TIC 5, LLC	c/o Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	Federal Home Loan Mortgage Corp	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
-----	------------------------------	--------------------------------------------------------------------------	------------------------------------	----------------------------------------------------------------------------------------------------------------------------

2.6	NP Wildcat TIC 6, LLC	c/o Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	Federal Home Loan Mortgage Corp	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
-----	------------------------------	--------------------------------------------------------------------------	------------------------------------	----------------------------------------------------------------------------------------------------------------------------

2.7	NP Wildcat TIC 7, LLC	c/o Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	Federal Home Loan Mortgage Corp	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
-----	------------------------------	--------------------------------------------------------------------------	------------------------------------	----------------------------------------------------------------------------------------------------------------------------

2.8	NP Wildcat TIC 8, LLC	c/o Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	Federal Home Loan Mortgage Corp	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
-----	------------------------------	--------------------------------------------------------------------------	------------------------------------	----------------------------------------------------------------------------------------------------------------------------

2.9	NP Wildcat TIC 9, LLC	c/o Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	Federal Home Loan Mortgage Corp	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
-----	------------------------------	--------------------------------------------------------------------------	------------------------------------	----------------------------------------------------------------------------------------------------------------------------

2.10	Patrick Nelson	180 Avenida La Pata San Clemente, CA 92672	Wildcat Lender LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
------	-----------------------	-----------------------------------------------	--------------------	----------------------------------------------------------------------------------------------------------------------------

Fill in this information to identify the case:

Debtor name NP Wildcat TIC 1, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 23-12657-SC

☐ Check if this is an
amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1-12-24

x

Signature of individual signing on behalf of debtor

Patrick Nelson

Printed name

Manager

Position or relationship to debtor